

Element	Response	Status	Comment	Timing
BAR - Architectural - General Construction				
A.1 Continue scheduled maintenance of roofs, copings, sealant and flashings.	Concur	Ongoing		N/A
A.2 Supply and Install roof drain dome strainers	Concur	<u>COMPLETE</u>	<u>Installed by engineering staff</u>	90-Days from Lease Execution
A.3 Continue maintenance program of building exterior	Concur	<u>COMPLETE</u>	<u>Precast cleaning completed 6/28;</u> <u>Precast sealing completed 7/3.</u>	90-days from Lease Execution
A.4 Add Stairway handrail extensions	Concur	Pending	Included in UBAAS scope	180 Days from Lease Execution
A.5 Replace Rubber Treads on Stairs	Concur	Pending	Included in UBAAS scope	180 days from Lease Execution
A.6 Clean and patch stairwell floor pitting	Concur	Pending	Included in UBAAS scope	180 days from Lease Execution
A.7 Install fire stopping at stairwell breaches	Concur	<u>COMPLETE</u>	<u>Verified by independent inspector</u>	Jan-10
A.8 Add lenses to stairwell lights	Concur	<u>COMPLETE</u>	<u>Installed by Engineering Staff.</u>	90-Days from Lease Execution
A.9 Remove Stairwell Security Gates	Concur	<u>COMPLETE</u>	<u>Removed 6/21/10.</u>	90-Days from Lease Execution

Element	Response	Status	Comment	Timing
A.10 Mold Testing and Removal in Stairwell	<u>Excepted</u>	<u>COMPLETE</u>	<u>Condition is not mold, but fly ash contained in portland cement. Consulting engineer has provided conclusive testing and letter.</u>	Prior to lease execution.
A.11 Restripe Parking spaces to be ADAAG compliant	Concur	Pending	Included in UBAAS scope	180 days from Lease Execution
A.12 Install signage defining HC accessible route	Concur	Pending	Included in UBAAS scope	180 days from Lease Execution
A.13 Install power assisted door opener	Concur	Pending	Included in UBAAS scope	180 days from Lease Execution
A.14 Paver leveling at public way	Concur	<u>COMPLETE</u>	<u>Completed in March '10.</u>	90 Days from Lease Execution
A.15 Install new insulation in garage	Concur	<u>COMPLETE</u>	<u>Exceeded noted scope</u>	180 days from Lease Execution
A.16 Install new insulation on piping	Concur	<u>COMPLETE</u>	<u>Exceeded noted scope</u>	180 days from Lease Execution
A.17 Install guard rail at store room egress	Concur	Pending	Included in UBAAS scope	180 days from Lease Execution
A.18 Install sealant at diesel fuel containment	Concur	Pending	<u>TO BE INCLUDED IN UBAAS SCOPE</u>	90 Days from Lease Execution

(b) (6)

Element	Response	Status	Comment	Timing
A.19 Window Replacement	Concur	Ongoing	6-10 panes replaced per year	Ongoing
BAR - Mechanical				
M.1 Provide 2-way slot diffusers all along perimeter office areas	<u>Excepted</u>		Slot diffusers present in +50% of Existing Leased Premises. Will be specified in future tenant fit-outs, but not retrofitted in existing spaces unless renovated.	As spaces are renovated / built out
M.2 Provide additional return air grills in offices	<u>Excepted</u>		Grills were installed as specified per Government approved construction drawings.	N/A
M.3 Conduct Balancing Report	Concur	Pending	Balancing to be performed on Floors 1-8 within 270 days of Lease Execution and on floors 9-12 upon completion of Expansion Premises tenant construction.	As per comments
M.4 Provide safety cage for cooling tower ladder	Concur	<u>COMPLETE</u> In Progress	<u>Fabrication complete</u> . Completed in September '10	<u>Installation Pending</u>

(b) (6)

Element	Response	Status	Comment	Timing
M.5 Replace VAV boxes.	<u>Excep</u> <u>d</u>		VAV boxes replaced on floors 1-8 in 2002 and need not be replaced. Air distribution systems on floors 9-12 will be upgraded in conjunction with Expansion Premises tenant construction as part of Lessor's warm lit shell credit obligation.	As spaces are renovated / built out
M.6 Replace all ceiling exhaust fans and provide time clock controls.	<u>Excep</u> <u>d</u>		Return air is drawn through plenum by return air fans at MPH level. Ceiling exhaust fans serving kitchen and copy rooms were installed per Government approved construction drawings and are tenant responsibility to maintain.	N/A
M.7 Provide Direct Digital Controls for all RTU'S, VAV boxes and exhaust fans.	<u>Excep</u> <u>d</u>		Existing pneumatic system is operational and payback of DDC control system would not be justified by lease term. BAR estimate of \$50,000 is significantly understated.	N/A

(b) (6)

Element	Response	Status	Comment	Timing
BAR - Electrical				
E.1 Continue scheduled maintenance program	Concur	Ongoing		Ongoing
E.2 Identify source of water leak in switchgear room and correct	Concur	<u>COMPLETE</u>	<u>Conduits from Dominion Power Vaults sealed during electrical PM project.</u>	90 days from Lease Execution
E.3 Conduct and supply Gov't with infrared scan and certified report on electrical distribution system condition	Concur	<u>COMPLETE</u>	<u>ELECTRICAL PM COMPLETE.</u>	<u>INFRARED SCAN COMPLETE</u>
E.4 Ensure all lighting complies with latest SFO requirements and that energy efficiency sensors and controls are provided on all office floors.	<u>Excepted</u>		Existing Leased Premises are accepted "as existing". Future renovations and tenant fit-outs will comply with SFO requirements.	As spaces are renovated / built out.
E.5 Emergency power to be added to supply power to elevators as required by code	Concur	Pending	Included in scope of elevator modernization project.	Two (2) years from Lease Execution
E.6 Provide emergency power to B-4 level sump pumps	Concur	<u>COMPLETE</u>		Feb-10

Element	Response	Status	Comment	Timing
E.7 Provide complete lightning protection system	Concur	Pending	Have contacted specialist in building lightning protection.	180 days from Lease Execution

BAR – Fire Safety

E.8 Provide all upgrades needed to comply with codes and SFO Requirements (Emergency lighting)

Excepted

Need specifics of “non-compliance”

N/A

E.9 Provide all upgrades needed to comply with codes and SFO Requirements (Fire Alarm System)

Concur

Pending

One (1) year from Lease Execution

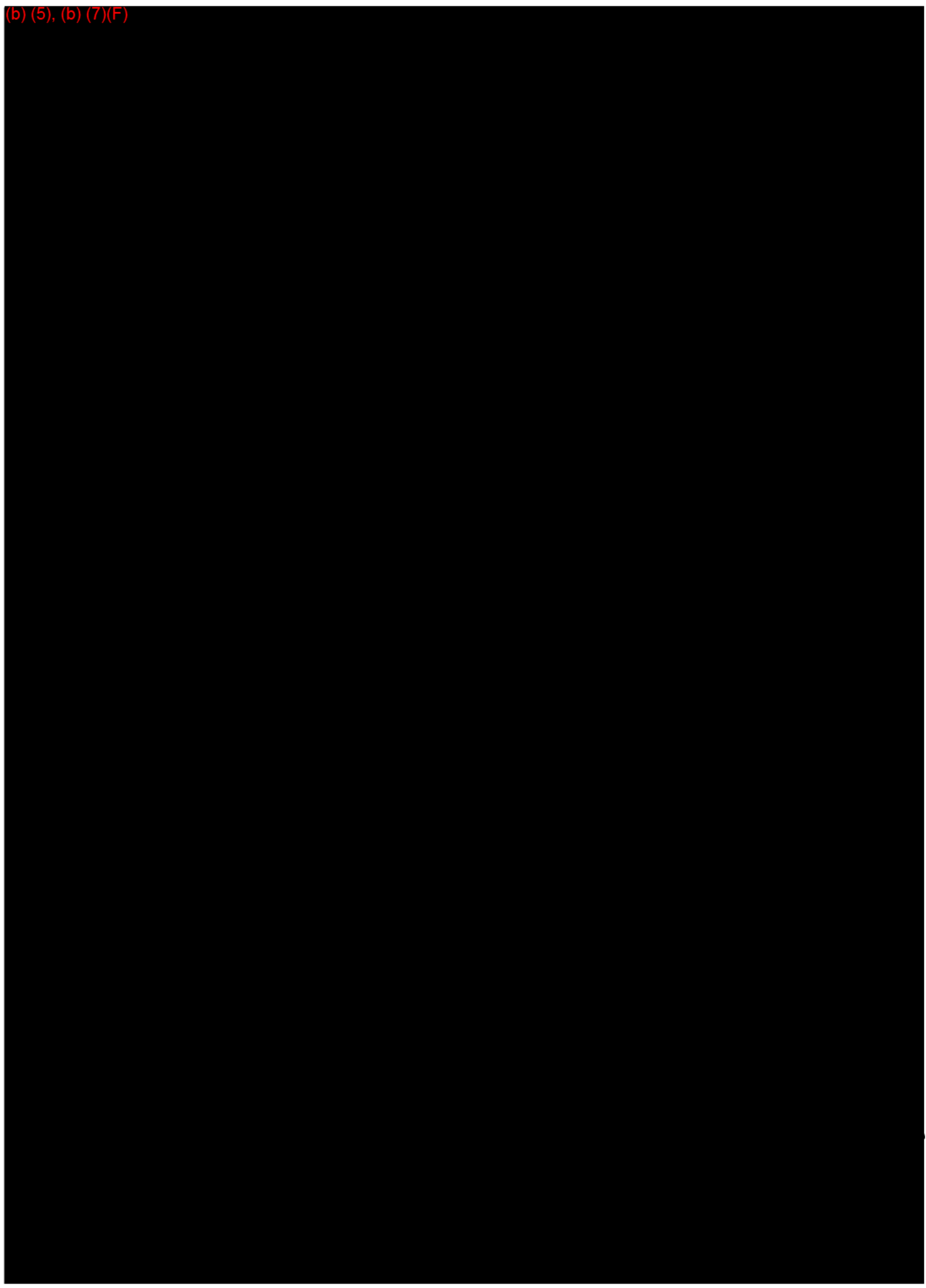
E.10 Conduct study to identify security countermeasures

Excepted

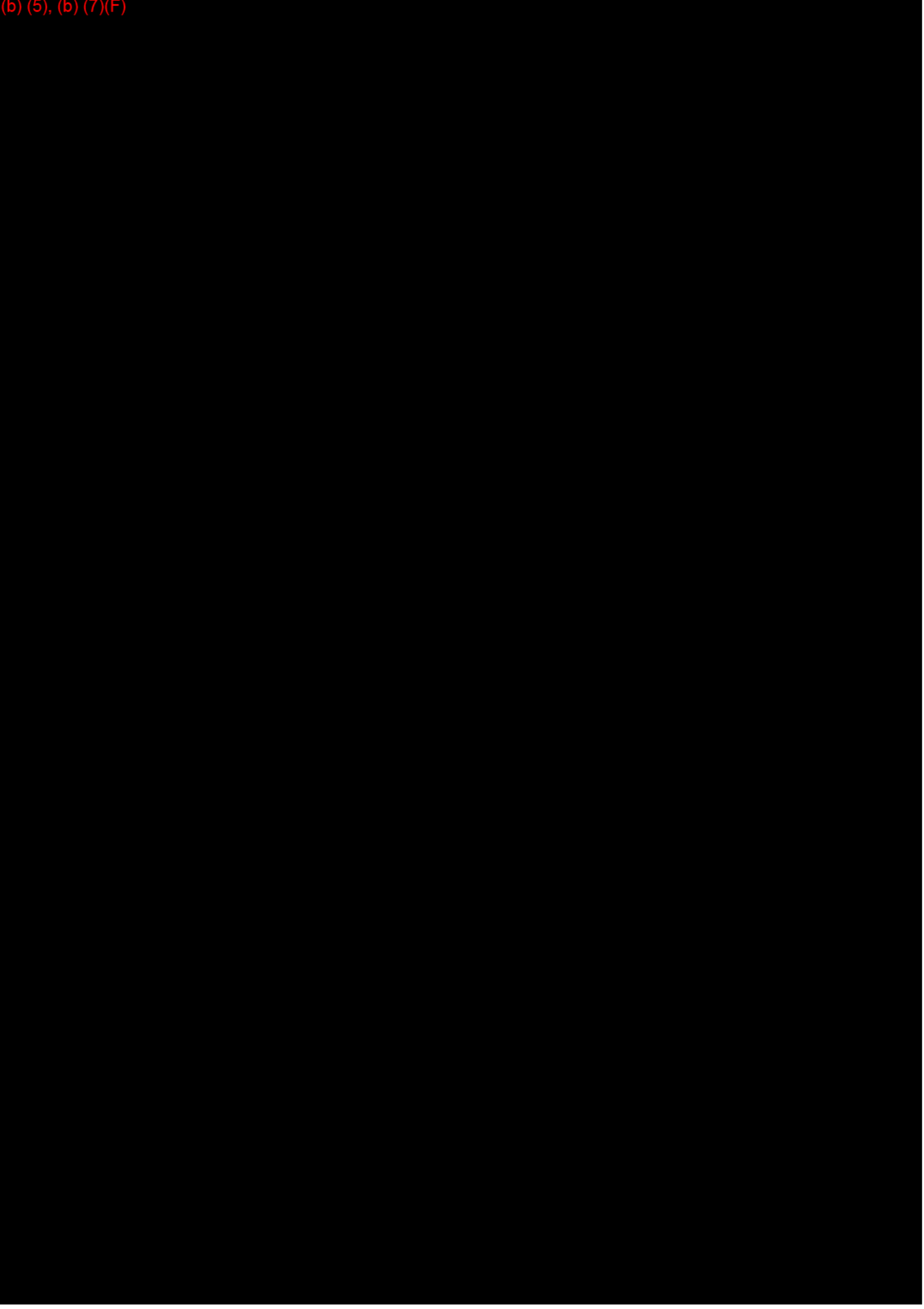
Lessor will meet SFO Section 10 obligations

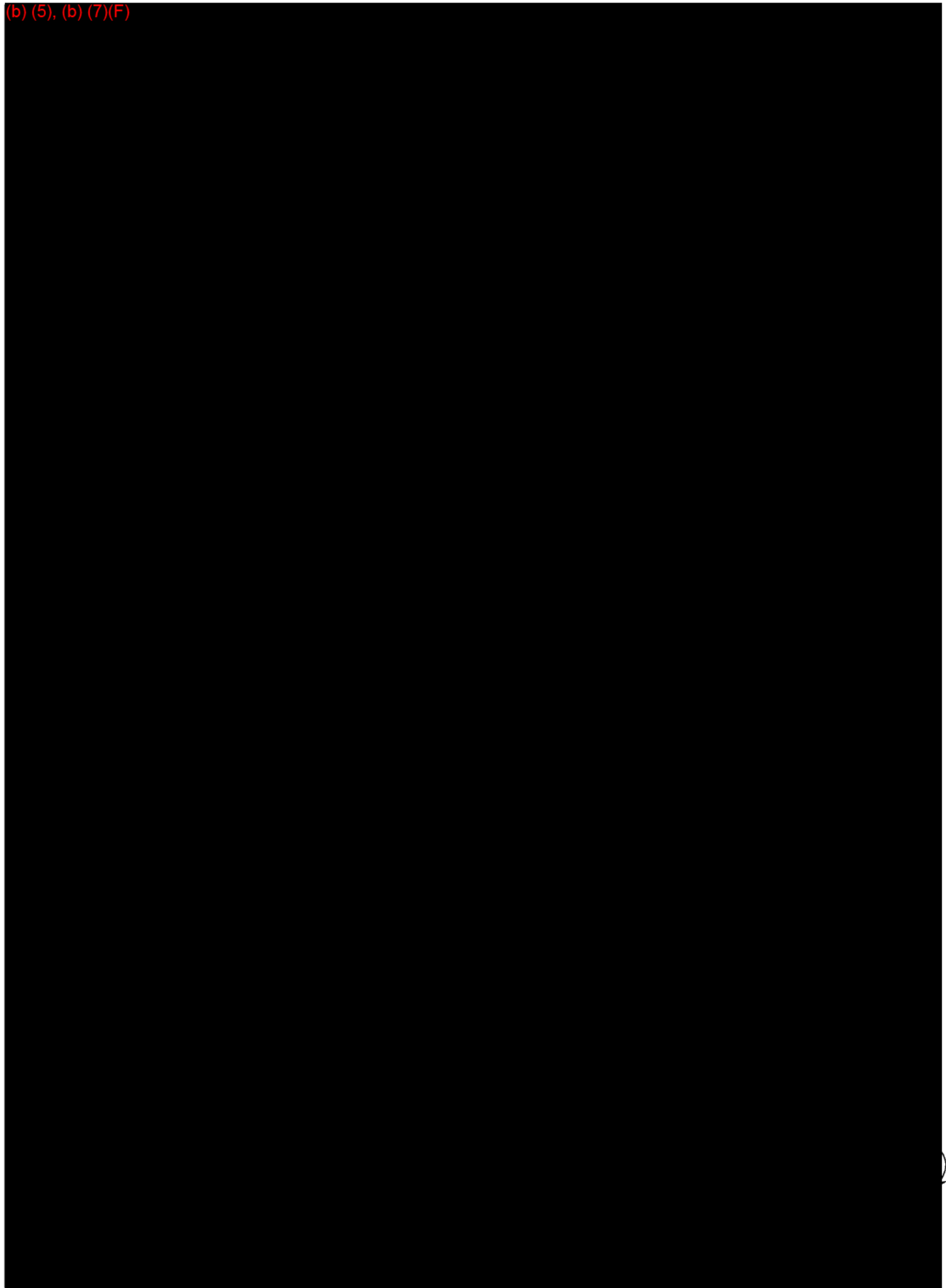
N/A

(b) (5), (b) (7)(F)

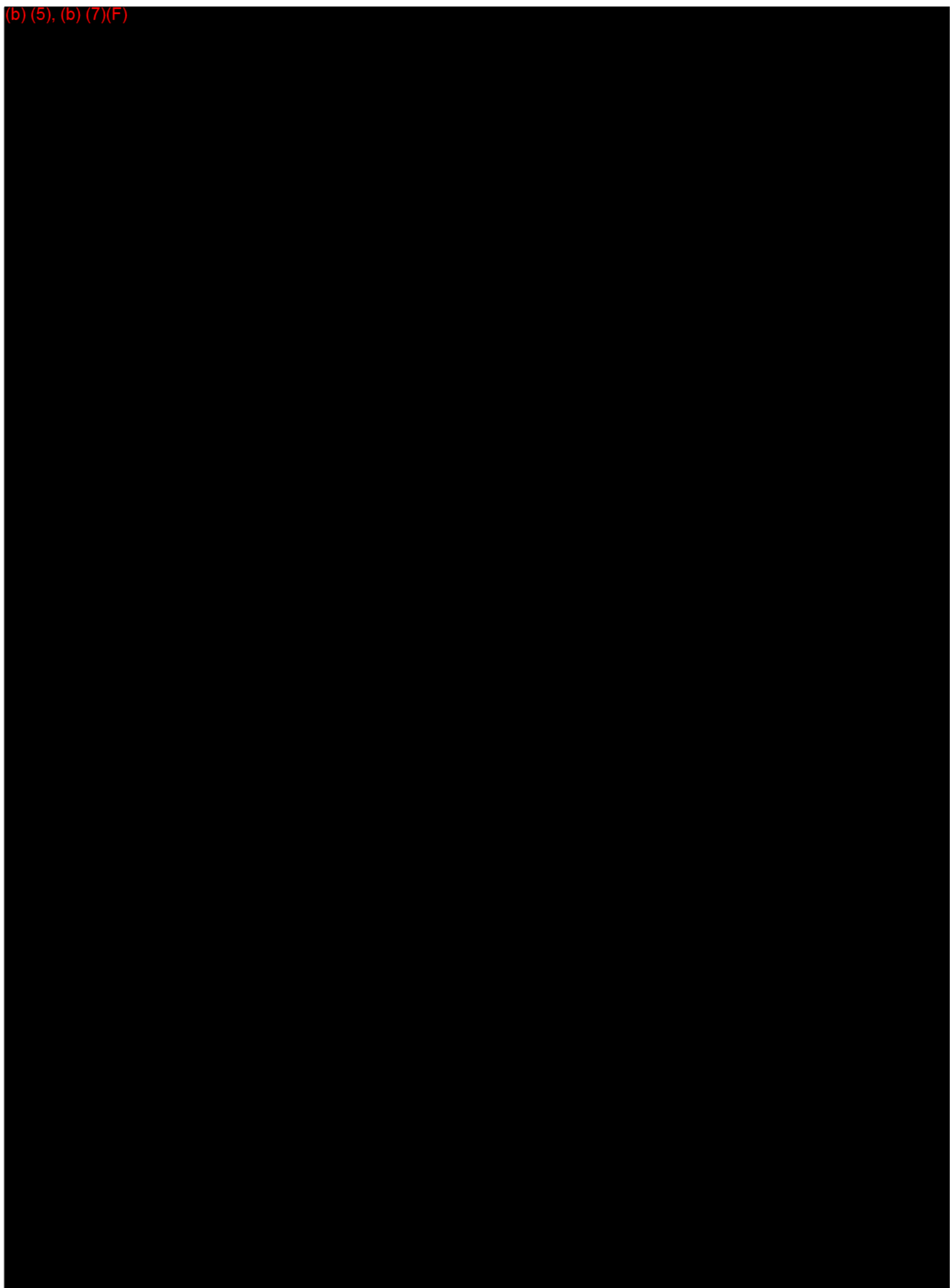


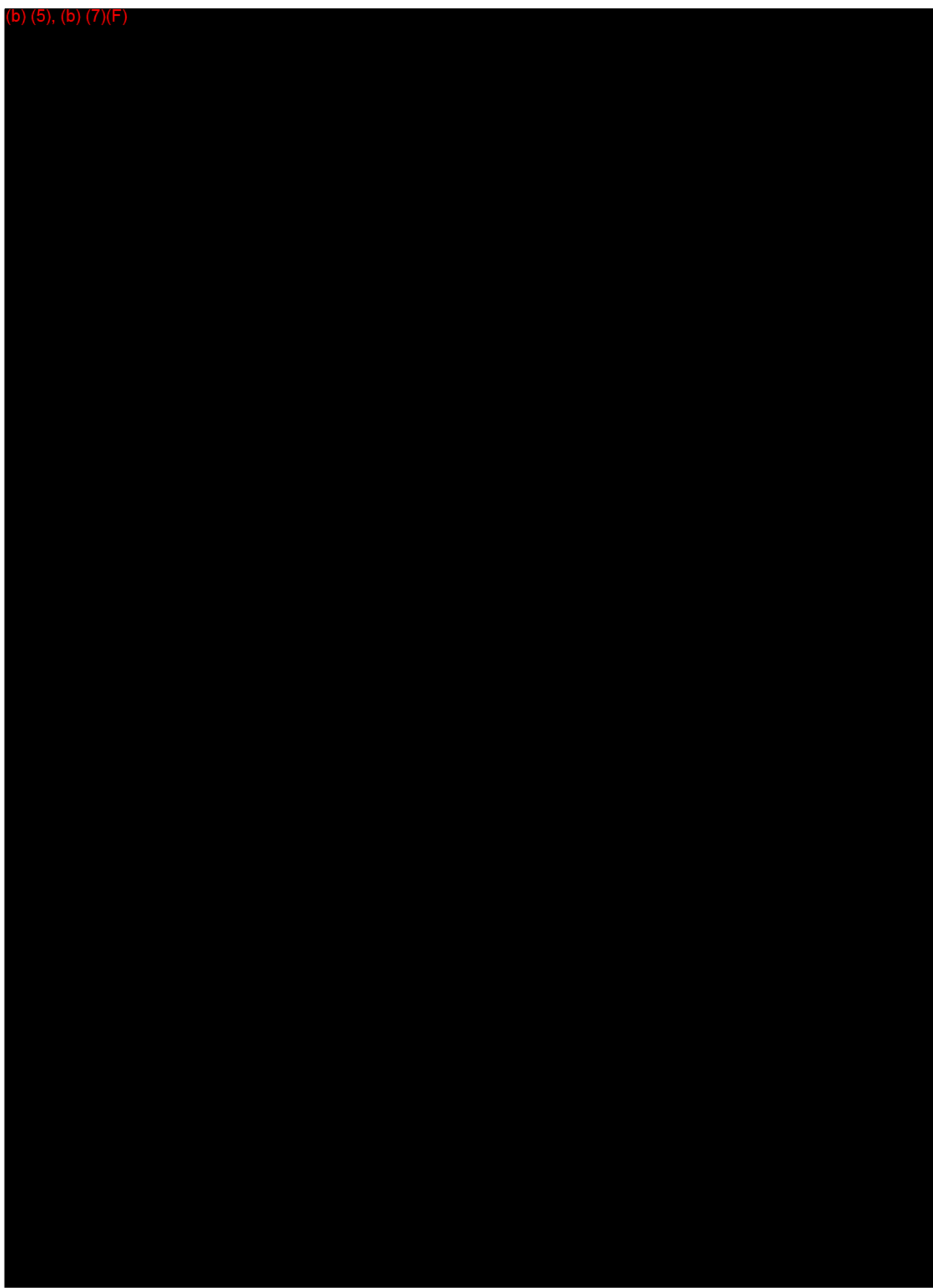
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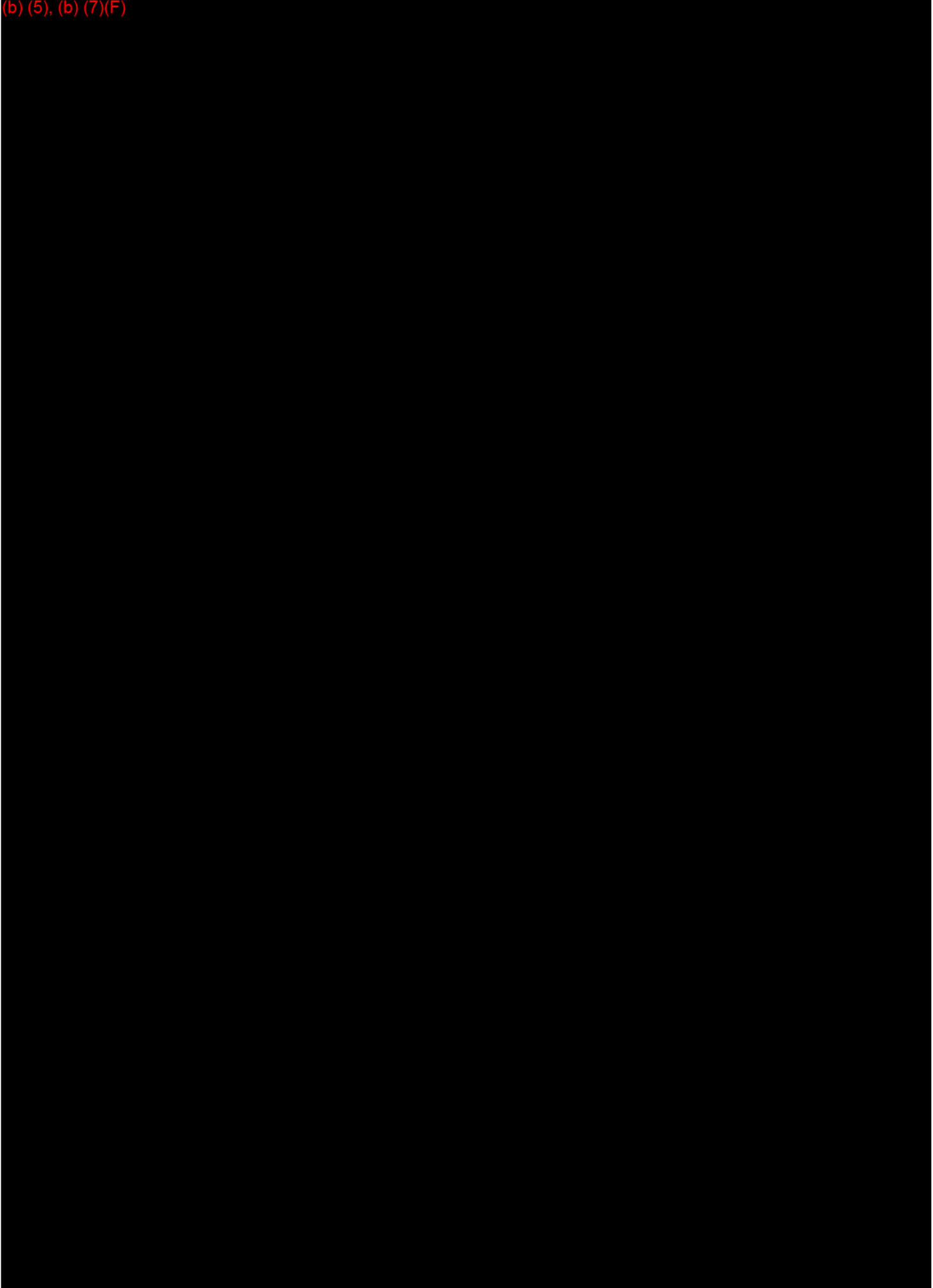


(b) (5), (b) (7)(F)

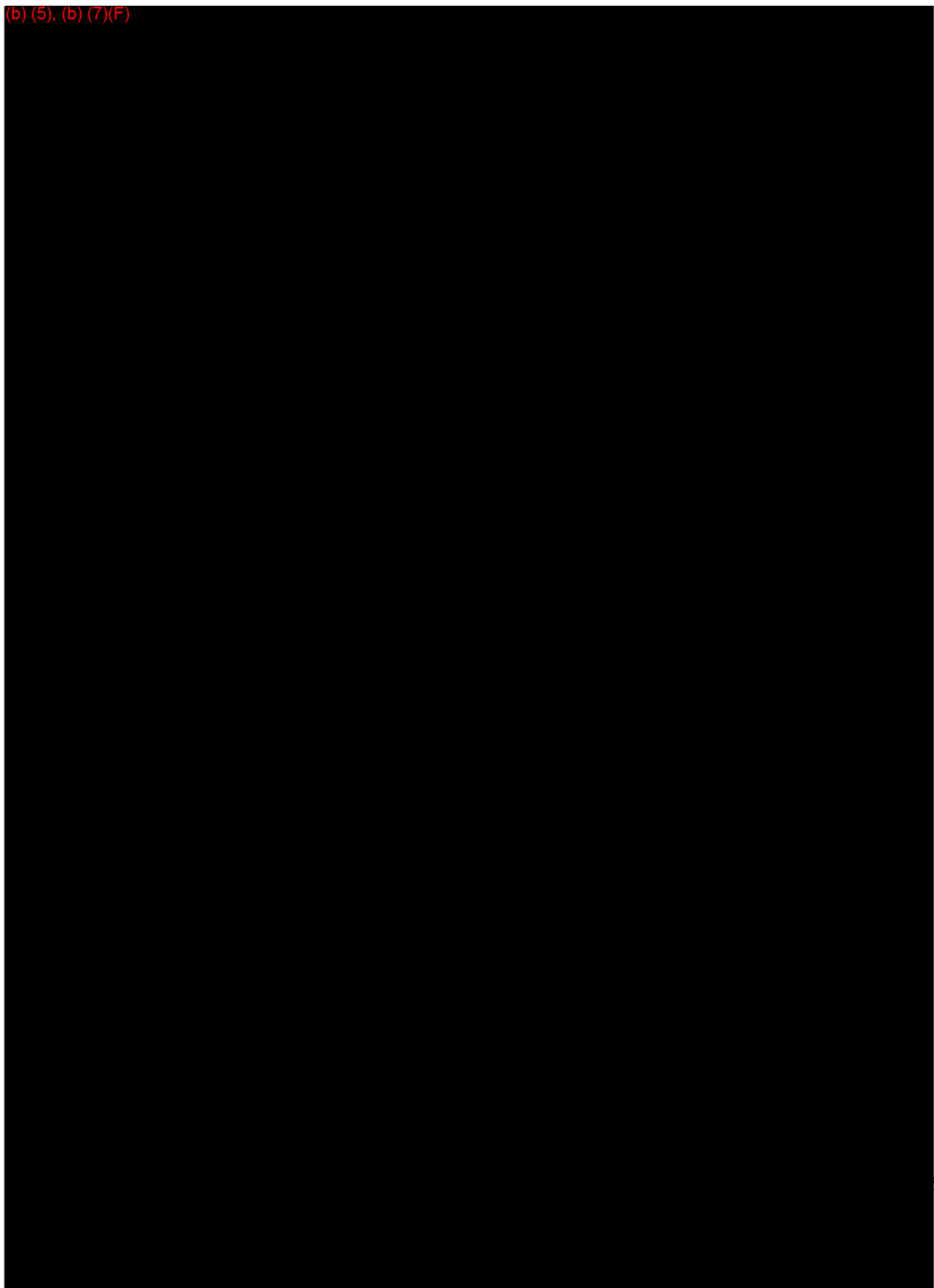




(b) (5), (b) (7)(F)



(b) (5), (b) (7)(F)





ARCHITECTS

1800 North Kent St 19 August 2010

BOMA Rentable Area Calculations: Multi Tenant Floor

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	20
Level	Gross Building Area	Gross Measured Area	Major Vertical Penetrations	Floor Rentable Area	(Core Factor)	(Full) Office Area	Store Area	Building Common Area	Usable Area	Floor Common Area	Floor R/U Ratio	Rentable Office Area	Rent Str. Area	Building Common Area	Building Rentable Area	Building R/U Ratio	Office Area	Total Rentable Area
	(2)	(3)	(4)	(3-4)	(12+17)	(7)	(8)	(9)	(7+8+9)	(5-10)	(6+13)	(7+12)	(8+12)	(9+12)	Sum(13+14+15)	15/116 sum 15	(13+17)	(18+19)
		GA	NR			MT		BC		RS+FC								
(b) (4)																		
Level B4																		
Level B3																		
Plaza																		
Level B1																		
L1																		
L2																		
L3																		
L4																		
L5																		
L6																		
L7																		
L8																		
L9																		
L10																		
L11																		
L12																		
MPH																		
TL	272,607.58	272,607.58	22,967.77	249,639.81		212,446.30		13,454.16		23,739.33		235,862.36		13,777.46	249,639.81		249,639.81	249,639.81

08/2010 1:43 PM JS(BOMA-180 North Kent-Mult-Modified, 8-15-10)JS(BOMA-Mult)

BUILDING TOTAL

249,639.81

JOA

LEESOR GOVT